

INVESTING IN THE FUTURE OF URBAN SCHOLARSHIP

*OUP's
Doctoral Dissertation Research Grant Program*



Investing in the Future of Urban Scholarship: OUP's Doctoral Dissertation Research Grant Program analyzes some of the many positive impacts that Doctoral Dissertation Research Grant recipients continue to make in the housing- and urban development-related fields of research.

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Investing in the Future of Urban Scholarship

OUP's Doctoral Dissertation Research Grant Program

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U.S. Department of Housing and Urban Development
Office of University Partnerships

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Introduction

When the U.S. Department of Housing and Urban Development (HUD) established the Office of University Partnerships (OUP) in 1994, it decided that one of the new office's goals would be to "create the next generation of urban scholars and encourage them to focus their work on housing and community development policy." HUD already had a long history, through its Office of Policy Development and Research (PD&R), of seeking out reliable and objective data and analysis to inform its key policy decisions. Aligning one of OUP's goals with this mission would allow HUD a more active role in increasing the number of housing and community development specialists who would continue to perform this valuable and innovative research.

To this end, OUP launched the Doctoral Dissertation Research Grant (DDRG) program as one of its two original funding opportunities. The program's purpose was twofold:

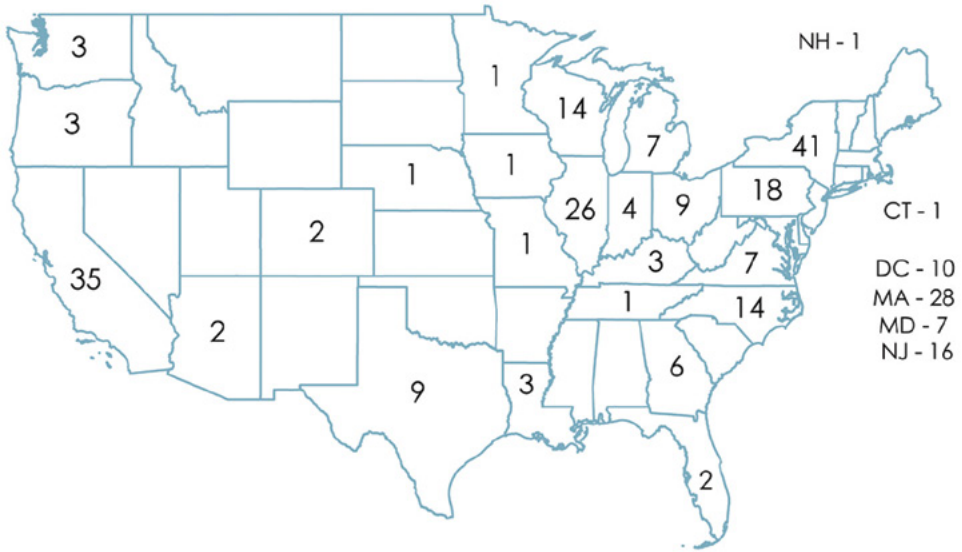
- Enable doctoral candidates to complete their research and dissertations on policy-relevant housing and urban development issues.
- Fund research studies that may impact federal problemsolving and policymaking and that are relevant to HUD's policy priorities and annual goals and objectives.

Throughout DDRG's 17-year lifespan, OUP provided funding to nearly 300 doctoral candidates located in 29 states and the District of Columbia (see Exhibit 1).¹ These one-time grants not only helped recipients complete their doctorates, but they also ultimately supported HUD's goal of ensuring a continued interest in the development and application of research on policy-relevant housing and urban development issues. More importantly, OUP continues to see returns from the investments made in these DDRG recipients.

In 2010, OUP performed an informal assessment of the 233 DDRG recipients who received funding between the years of 1994 and 2008.² What OUP discovered was that, upon completion of their doctorates, DDRG recipients have gone on to return the Office's assistance in various roles—as economists, professors, policy analysts, researchers, social scientists, statisticians, and more—and through myriad forms of discourse on the housing and community development-related issues most affecting this nation's communities.

This publication highlights some of the sectors in which these grantees are making the greatest contributions, along with showcasing a sample of the work being done by this dedicated group of grantees.

DOCTORAL DISSERTATION RESEARCH GRANTS (DDRGs) PER STATE, 1994-2011



Total Number of Awarded DDRGs: 276

Source: Numbers collected from the DDRG phone book on the Office of University Partnerships (OUP)
Web site, www.oup.org/phonebook/DDRGphone.asp.

Research in Focus

It should come as no surprise that, regardless of whatever career fields DDRG recipients enter upon graduation, the majority have continued to help drive the progress of HUD-relevant research. Many continue to seek solutions to problems they first began to critically analyze during their doctoral studies. Several have made their marks as experts within certain fields of interest—homelessness, gerontology, predatory lending—with their research playing key roles in the implementation of new policies and procedures on federal, state, and local levels. Exhibit 2 provides a cross-section sampling of the impressive spectrum of research areas that DDRG recipients indicated in their assessment responses.

DDRG RECIPIENT RESEARCH AREAS

This list represents the diversity of research interests among OUP's DDRG recipients. It also reflects an inherent understanding among these recipients that the prosperity of a community is not solely contingent upon policy or infrastructure. It depends upon the holistic well-being and stability of all facets of the community and its residents. Research specialties include:

- Affordable housing
- Anthropology
- Architecture
- Civic engagement
- Community development
- Consumer finance
- Economic inequality
- Educational inequality
- Environmental policy
- Family and child welfare
- Federal housing policy
- Gentrification
- Geographic information systems
- Gerontology
- Homelessness
- Immigration
- International planning
- Low-income housing policy
- Mixed-methods research
- Mortgage finance
- Mortgage lending
- Neighborhood revitalization
- Public housing
- Race and class
- Real estate finance
- Service learning
- Social inequality
- Social policy
- Spatial analytic methods
- Subprime and predatory lending
- Sustainable growth
- Transportation studies
- Urban health disparities
- Urban planning and design
- Urban poverty
- Welfare reform

Furthermore, many DDRG recipients continue to have the results of their research published in some of the most respected journals within their fields, including *Community Development Journal*, *Economic Development Quarterly*, *Housing Policy Debate*, *Journal of the American Planning Association*, *Journal of Urban Affairs* (currently edited by 1996 DDRG recipient **Dr. Victoria Basolo**), and HUD's own *Cityscape: A Journal of Policy Development and Research*. *Cityscape*'s goal is "to bring high-quality original research on housing and community development issues to scholars, government officials, and practitioners."³ For each issue—the journal publishes three times a year—an advisory board selects the best articles submitted in response to that issue's theme. A review of the *Cityscape* journals published throughout the past 5 years shows that DDRG recipients appeared—as either sole or co-contributors—in 60 percent of the journals released during this period.

In 2004, HUD even published a special edition of *Cityscape* dedicated to highlighting the research efforts of DDRG recipients.⁴ The purposes of this edition were to acknowledge the quality of these scholars' research and its relevance to HUD's mission, and to encourage other doctoral students to participate in the Department's research-support programs to advance HUD's research agenda. The table of contents from this issue is as follows:

- "Neighborhood Jump-Starting: Los Angeles Neighborhood Initiative," Mahyar Arefi (1998 grantee).
- "Valuation of Metropolitan Quality of Life in Wages and Rents," Roxanne Ezzet-Lofstrom (2001 grantee).
- "Positive Homeownership Attitudes, Homeownership Behavior, and Neighborhood Ties in Poor Urban Neighborhoods," Sandra L. Barnes (1999 grantee).
- "Moving Over or Moving Up? Short-Term Gains and Losses for Relocated HOPE VI Families," Susan Clampet-Lundquist (2001 grantee).
- "Aging in Place in Multifamily Housing," Vera Prosper (1997 grantee).
- "The Work of Cities: Underemployment and Urban Change in Late-20th-Century America," James R. Elliott (1996 grantee).
- "The Struggle for Housing Equality: Impact of Fair Housing and Community Reinvestment Laws on Local Advocacy," Mara S. Sidney (1998 grantee).
- "Knowledge Production and Use in Community-Based Organizations: Examining the Influence of Information Technologies," Laxmi Ramasubramanian (1996 grantee).

The range of research represented by these articles confirms the diversity of focus and perspective that DDRG recipients are contributing to the continuing examination of urban issues.

More recently, in March 2011, *Cityscape* dedicated an issue to "Discovering Homelessness." DDRG recipients authored three of the four primary articles.⁵ Ultimately, the findings they presented in this issue became the basis for the first Empowerment Series event sponsored by OUP in September of that same year (see Exhibit 3).

EMPOWERING DISCOURSE ON HOMELESSNESS

On September 20, 2011, OUP hosted representatives from nonprofits and academia, as well as staff from the U.S. Department of Housing and Urban Development (HUD) and other federal agencies, for their inaugural Empowerment Series workshop, “The Key to Unlocking Homelessness in America: Emerging Trends in HUD-Sponsored Research.” Three former DDRG recipients—Dr. Courtney Cronley, Dr. George R. Carter III, and Dr. Tatjana Meschede—led the conversation, speaking candidly about their research projects. Their presentations focused on project impacts, shared goals, lessons learned, and the importance of HUD’s continued leadership in the fight to reduce and prevent homelessness and foster relevant research.

Through each of their presentations, these former DDRG recipients showed how their three unique perspectives, areas of focus, and approaches could come together to take on one national problem in an ongoing effort to impact homelessness policy at all levels of government. The findings of these three researchers are prime examples of HUD-sponsored research that drives policy. Their research approaches break down as follows:

Dr. Courtney Cronley, recipient of a DDRG award in 2008, explored the use of information management systems, such as the Homeless Management Information System, by homeless service providers in her dissertation, “www.homeless.org/culture: A Cross-Level Analysis of the Relationship Between Organizational Culture and Technology Use Among Homeless Service Providers.” She found that the provider organizations that she surveyed showed high levels of resistance to technological change. She concluded that overcoming resistance and getting buy-in through educating local leaders and nonprofit staff about the usefulness and usability of new technologies is critical to the success of national programs involving technology. Dr. Cronley received her doctorate in social work with a minor in statistics from the University of Tennessee, Knoxville, and is now an assistant professor of social work at the University of Texas at Arlington.

Dr. George R. Carter III, recipient of a DDRG award in 2004, examined the overrepresentation of African Americans in the homeless population in his dissertation, “From Exclusion to Destitution: Race, Affordable Housing, and Homelessness.” African Americans represent 13 percent of the U.S. population, but account for approximately 40 percent of the homeless population. Dr. Carter found that higher levels of African-American homelessness were linked to housing segregation as well as the clustering of services available to homeless people in the urban core, where there is often a large minority population. Dr. Carter received his doctorate from the University of Michigan and is now a social science analyst in PD&R’s Office of Housing and Demographic Analysis Division at HUD.

Dr. Tatjana Meschede, recipient of a DDRG award in 2003, studied the achievements and failures of service providers attempting to reach the homeless population most likely to be left out of the homeless service delivery model—the chronically homeless street population—in her dissertation, “Bridges and Barriers to Housing for Homeless Street Dwellers: The Impact of Health and Substance Abuse Services on Housing Attainment.” Her study investigated the bridges and barriers to housing for 174 chronically homeless street dwellers in urban Boston, and examined whether the services provided by public shelters, healthcare professionals, detoxification centers, and substance abuse programs actually helped homeless individuals move off the street and into permanent housing. Dr. Meschede received her doctorate from the University of Massachusetts Boston and is currently the research director at the Institute on Assets and Social Policy at the Heller School for Social Policy at Brandeis University.⁶

Policy Perspectives

One of the benefits of the DDRG program was that each year, the topical focus adjusted according to HUD's strategic goals, which were linked to the evolving needs and trends most affecting the welfare of our nation's communities. For this reason, the research topics that applicants submitted each year reflected these changing needs and areas of concern. Consequently, the new researchers graduating into the workforce brought with them knowledge, methodology, and interests perfectly suited to provide data and insight tailored to create new policies or reform current policies relevant to the most pressing issues of the moment.

For example, **Dr. Zhong Yi Tong**, a 2001 DDRG recipient, currently serves as an upper-level economist at the U.S. Department of the Treasury's Office of Thrift Supervision (OTS), where he has contributed extensively to monitoring, forecasting, and identifying causes of trends and risks related to the U.S. housing and residential mortgage markets at national, regional, and state levels. His financial and economic analyses on mortgage loan modifications and other interventions to bolster recovery and stabilization during the recent U.S. housing market crisis resulted in policy recommendations and special strategy designs submitted for implementation to senior OTS management.

Dr. Tong's analyses and forecasts of U.S. trends on housing price, affordability, mortgage finance, and policy interventions in residential real estate markets have proven themselves relevant not just on a national scale, but globally, receiving media attention both in the United States and China. In addition, his doctoral dissertation on the policy impact of the first-time homebuyer tax credit was used as the basis for policy proposals by both Democratic and Republican think tanks before and during the U.S. housing/financial crises, and quoted as the only evidence in the U.S. congressional testimonies in support of creating the national first-time homebuyer tax credit program, one of the most successful government interventions that helped rescue a collapsed housing market in the United States during the crises.⁷

Another current area of focus and concern is the rapidly increasing elderly population across the United States. A steady flow of "baby boomers" continue to pass into the retirement age range, resulting in increased debates and concern regarding entitlement programs and healthcare provision. **Dr. Vera Prosper**, a 1997 DDRG recipient, anticipated this impending shift in focus and tailored her research approach accordingly. Her dissertation, "Tenant Aging in Public and Publicly Assisted Multifamily Housing and Its Public Policy Implications for Housing and Long-Term Care," helped her hone her policy analysis in relation to elderly housing, particularly for those who choose to "age in place" in their own homes rather than enter into institutional facilities. She continues to contribute to discourse on this and other gerontology-based policy implementation across New York as a senior policy analyst for the state's Office for Aging.⁸

Dr. Shirley Y. Chao, who received DDRG funding in 2005, continues to bring to light the issues of food and nutrition policy for seniors—first examined through her doctoral work—as the director of nutrition for the Massachusetts Executive Office of Elder Affairs. In this capacity, Dr. Chao helps to set the framework for services provided to the more than 1 million Massachusetts residents who are at or more than 60 years old. She is regularly contacted to provide testimony on behalf of organizations such as the National Association of Nutrition

and Aging Services Programs as she works to ensure sound policy is put into effect to meet the nutritional needs of senior citizens, regardless of their living choices or financial status.⁹

For 1994 DDRG recipient **Dr. Sandra Edmonds Crewe**, her research led her to focus on social and “ethnogerontology,” or aging issues as they apply specifically to vulnerable African-American women. In addition to being the director of the Howard University Multidisciplinary Gerontology Center, which provides professional development for aging residents in Washington, D.C., she is co-director of the Washington Area Geriatric Education Center Consortium. Dr. Crewe has written numerous reports and studies pertaining to her areas of expertise, including for AARP, the nation’s leading nonprofit organization focused on, among other priorities, developing public policies that reflect the concerns and interests of their retirement-aged members.¹⁰

Indeed, many DDRG recipients contribute to the creation and advancement of housing and community development policies. Their research supports the efforts of local and state housing authorities as well as organizations such as the nonprofit policy think tank Brookings Institution;¹¹ the Local Initiatives Support Corporation (LISC), which is dedicated to “helping community residents transform distressed neighborhoods into healthy and sustainable communities of choice and opportunity”¹²; and the Urban Institute, which “gathers data, conducts research, evaluates programs, offers technical assistance overseas, and educates Americans on social and economic issues—to foster sound public policy and effective government.”¹³

Dr. Ingrid Gould Ellen, recipient of DDRG funding in 1995, has held visiting positions at both the Urban Institute and the Brookings Institution. With research focused on neighborhoods, housing policy, and racial segregation, she has contributed extensively to research and policy analysis and implementation. In late 2008 and early 2009, she served on HUD’s agency review team for the Obama Administration’s transition team. Dr. Ellen is currently a professor of urban planning and public policy at New York University’s Wagner School and co-director of the Furman Center for Real Estate and Urban Policy. She is also author of *Sharing America’s Neighborhoods: The Prospects for Stable Racial Integration* and numerous academic journal articles.¹⁴

For some recipients, their research path leads them into the heart of national policy itself, seeking out posts within federal agencies, including HUD. **Dr. Derek S. Hyra**, 2003 DDRG recipient and currently an associate professor of urban affairs and planning at Virginia Polytechnic Institute and State University, previously put his expertise to use for both the U.S. Department of the Treasury and HUD. At Treasury, he investigated the predictors and consequences of the subprime lending crisis. For HUD, he examined the community-level impact of national urban legislation such as the Community Development Block Grant, Empowerment Zones, and the HOPE VI program. He is an affiliated scholar of the Urban Institute with research expertise in inner-city economic development, globalization, national housing policy, urban politics, affordable housing finance, neighborhood poverty, and race.¹⁵

Dr. Scott Susin continues to put into practice his expertise in econometrics and real estate economics, learned while working on the dissertation sponsored by his 1997 DDRG funding, as an economist in the Fair Lending Division of HUD’s Office of Fair Housing and Equal Opportunity. Prior to this position, he worked as the chief of the housing and urban development analysis staff of the U.S. Census Bureau. He has authored or co-authored more than a dozen publications addressing housing issues. His research has appeared in publications such as the *Journal of Public Economics*, the *Journal of the American Planning Association*, *Cityscape*, and the *Journal of Housing Research*. He has served as a referee for numerous academic journals, and his research is discussed in several widely used textbooks, such as *Econometric Analysis*, *Price Theory and Applications*, and *City Economics*.¹⁶

Upon completing his dissertation, 2002 DDRG recipient **Dr. Michael K. Hollar** also joined HUD as an economist, assigned to the Economic Development and Public Finance Division. In this capacity, Dr. Hollar works extensively with projects and policy directly related to Low-Income Housing Tax Credits (LIHTC), including oversight of

LIHTC databases maintained by PD&R. He contributes regularly to prominent publications and reports, both within and outside of HUD, including the previously mentioned *Cityscape* journal.

Some DDRG recipients opt to effect policy change outside of the public sector. **Dr. Sheila Crowley**, who won DDRG funding in 1995, is the president and chief executive officer of the National Low Income Housing Coalition (NLIHC), the membership organization founded by U.S. federal housing policy and low-income housing expert Cushing Dolbeare. NLIHC is dedicated to achieving socially just public policy that ensures that people with the lowest incomes in the United States have access to affordable and decent homes. One of the organization's most prominent federal in-roads into low-income policy initiatives came when the Housing and Economic Recovery Act of 2008 officially established its National Housing Trust Fund campaign as a part of HUD's Office of Community Planning and Development. The fund is an affordable housing production program enacted to complement existing federal, state, and local efforts to increase and preserve the supply of decent, safe, and sanitary affordable housing for extremely low- and very low-income households, including homeless families.¹⁷

Under Dr. Crowley's oversight, NLIHC has led an ad hoc coalition of national and Gulf Coast housing organizations to advocate on behalf of low-income people displaced by the 2005 hurricanes Katrina and Rita, to ensure that sufficient housing is rebuilt at affordable costs to allow the return of all displaced residents who wish to do so. Dr. Crowley is also a member of the board of directors of the National Housing Trust, the Poverty and Race Research Action Council, Enterprise Community Partners, the Technical Assistance Collaborative, and the National Housing Conference.¹⁸

In January 2000, 1997 DDRG recipient **Dr. Kenneth E. Poole** co-founded the Center for Regional Economic Competitiveness (CREC) as an independent nonprofit focused on assisting policymakers with developing a stronger understanding of how regional economies can compete effectively in the evolving, knowledge-based economy. In addition to his duties as CREC's president and chief executive officer, he serves as the executive director of the Council for Community and Economic Research (C2ER), a membership organization that "promotes excellence in community and economic research by working to improve data availability, enhance data quality, and foster learning about regional economic analytic methods."¹⁹

CREC oversees policy-relevant projects on a state-level basis all across the country, with focuses in regional analysis, strategy implementation, labor market information improvement, community workforce strategy, and industrial cluster analysis, to name a few. Under Dr. Poole's leadership, CREC has undertaken and successfully completed more than 20 statewide, regional, and/or local development projects.

As C2ER's director, Dr. Poole works directly with economic and community development researchers in communities, states, academia, and the private sector throughout the United States. In this capacity, he has overseen all program development activities of the organization, including its research and professional training activities.

Before establishing CREC, Dr. Poole served 6 years as the director of domestic economic development for the National Association of State Development Agencies. While there, he provided technical assistance and research support to state and local economic development professionals across the United States. He developed new project opportunities in technology-based economic development, economic and policy research, and the organization of state-based economic development initiatives. Dr. Poole also served 8 years as the director of technical assistance and research for the National Council for Urban Economic Development (now the International Economic Development Council), managing the preparation of more than 2 dozen publications and coordinating technical assistance activities in more than 40 U.S. communities.²⁰

Educating the Future

While impressive numbers of DDRG recipients continue to impact and influence the policies being put into place to address many of our nation's most detrimental community dilemmas, many former grantees are "paying forward" DDRG's investment in their education by now investing in the education of future colleagues and successors. Nearly 60 percent of the assessment respondents indicated that they were currently employed as professors, lecturers, or some form of adjunct faculty. Their concentrations include architecture and design, anthropology, economics, geography, gerontology, history, political science, public policy, sociology, and urban and regional planning, to name a few.

For 2000 DDRG recipient **Dr. Judith Grant Long**, her research efforts on the relationship between infrastructure and urbanism prepared her for her current role as an assistant professor of urban planning at the Harvard University Graduate School of Design and director of the master in urban planning degree program. Her teaching explores the intersection of contemporary professional practice with cutting-edge planning research and theory, with emphasis on urban redevelopment, real estate development and public finance for planners, planning history and theory, doctoral research methods, as well as several specialized seminars on mega-projects. She advises students writing theses on mega-projects, tourism, and city branding at the undergraduate and graduate levels at Harvard, and at other universities.

Building upon the work she began with her doctoral dissertation, "Full Count: The Real Cost of Public Subsidies for Major League Sports Facilities," Dr. Long is also a nationally recognized expert in the planning, finance, and development of sports and tourism mega-projects. She has written two books inspired by this range of expertise: *Public-Private Partnerships for Major League Sports Facilities*, which examines the financial arrangements for more than 100 ballparks, stadiums, and arenas, and shows how host public partners pay far more to subsidize these facilities than is commonly understood; and her current book project, *Olympic Urbanism: From Rome to Rio*, which analyzes the claim of the Olympics as a catalyst for urban redevelopment, based on archival and field research in 15 host cities, from the 1960 Olympics in Rome to the games scheduled for Rio de Janeiro in 2016.²¹

Dr. Thomas W. Sanchez, 1995 DDRG recipient, has shared his research expertise in transportation, land use, urban and regional planning, and environmental justice via professorial postings at several institutions of higher education across the country, including the University of Utah, Virginia Polytechnic Institute and State University, the George Washington University, Portland State University, Iowa State University, and Georgia Institute of Technology. Additionally, he is a nonresident senior fellow for the Brookings Institute's Metropolitan Policy Program, where he has contributed extensively to research on transportation within U.S. metropolitan areas.²²

As an associate professor of political science at Emory University, 1999 DDRG recipient **Dr. Michael Leo Owens** specializes in urban, state, and local politics; political penology, governance, and public policy processes; religion and politics; and African-American politics. He is an associate of Emory's Office of University-Community Partnerships and Center for the Study of Law and Religion, and serves on the boards of the National Housing Institute, City Hall Fellows, Urban Affairs Association, *Journal of Urban Affairs*, *Urban Affairs Review*, and Shelterforce. He also served as a project scholar for the Public Influences of African-American Churches Project and the Roundtable on Religion and Social Welfare Policy. Additionally, he contributed a chapter on faith-

based community development to the 2007 HUD publication *Building the Organizations that Build Communities: Strengthening the Capacity of Faith- and Community-Based Development Organizations*.²³ Author of *God and Government in the Ghetto: The Politics of Church-State Collaboration in Black America*, his current book project is *Prisoners of Democracy*, a study of the politics, policies, and attitudes that diminish the citizenship of felons in the United States.²⁴

For 2008 DDRG recipient **Dr. Kristie A. Thomas**, her role as an assistant professor at Simmons College School of Social Work in Boston, Massachusetts, allows her to continue educating others in her main research and practice interests—intimate partner violence, women’s homelessness, shelter service delivery, and community practice. She is particularly interested in the relationship between intimate partner violence and housing, due largely to her experiences as a case manager at a battered women’s shelter and as a community organizer for affordable housing. These experiences informed her dissertation work, which focused on battered women’s patterns of and risk factors for shelter use. Her current research activities include building upon the findings of her dissertation and collaborating on evaluation projects with local domestic violence providers. Prior to joining the Simmons faculty, Dr. Thomas served as the assistant director of the Evelyn Jacobs Ortner Center on Family Violence and as a research consultant at the National Clearinghouse for the Defense of Battered Women.²⁵

From the intricacies of mega-complex infrastructure to the personal impact of intimate partner violence, DDRG recipients are moving forward multifarious lines of discourse and research in institutions of higher education across the nation, encouraging all varieties of examination among students and colleagues alike. Even more encouraging is the fact that many of these former DDRG recipients have gone on to sponsor the work of applicants to the DDRG program. There can be no greater compliment to the legacy of the DDRG program than this first-person acknowledgement of the program’s worth.

Conclusion

When OUP first implemented its DDRG program, its original vision was to help encourage a continued interest in fields of doctoral study that would contribute to HUD's housing and community development policy efforts. What transpired throughout the program's 17 years was that OUP not only met this vision, but also ultimately succeeded in supporting the efforts of some of the most influential contributors to modern urban research efforts. The Office's grantees continue to impact and influence policy, lead key research initiatives, assist communities in analysis and evaluation, and even ensure that the work they care so deeply for now will be carried on by new generations of scholars, trained by them.

From public to private sector, from government to nonprofits, and from boardrooms to classrooms, OUP's DDRG recipients prove that there is no limit to the returns on the Office's investment into the future of urban scholarship.

Appendix: DDRG Grantees, 1994–2011

1994 Grantees

Frank D. Beck

Dissertation School: Pennsylvania State University

Dissertation Title: Human Ecology, Pro-Growth Effort, and Community Development: The Case of Enterprise Zones (Tax Incentives, Economic Development)

Cynthia Bogard

Dissertation School: State University of New York at Stony Brook

Dissertation Title: No Place Like Home: Rehousing Homeless Families in an Age of Declining “Family Values”

Sandra Edmonds Crewe

Dissertation School: Howard University

Dissertation Title: Unchallenged and Unmotivated: An Ethnographic Study of Sanctioned Welfare Reform Recipients in Federally Subsidized Housing

Christopher Zigmund Galbraith

Dissertation School: University of Texas at Austin

Dissertation Title: Old Houses Never Die: Assessing the Effectiveness of Filtering as a Low-Income Housing Policy

Taeil Kim

Dissertation School: Carnegie Mellon University

Dissertation Title: Place or Person? A Labor Market Analysis of Central-City Poverty

Max Lu

Dissertation School: Indiana University

Dissertation Title: Decisionmaking Analysis of Household Mobility and Migration in the United States, 1985–89

J. Jeff McConnell

Dissertation School: State University of New York at Stony Brook

Dissertation Title: The Social Establishment of Homelessness: Social Policy and Individual Experience in the Development of a Social Problem

Wendy S. Meister

Dissertation School: University of Wisconsin–Milwaukee

Dissertation Title: Creating Neighborhoods: Physical Environment, Resident Involvement, and Crime at a Revitalized Housing Project

Reynold F. Nesiba

Dissertation School: University of Notre Dame

Dissertation Title: Interstate Banking and Community Reinvestment: An Evaluation of How Bank Mergers and Acquisitions Influenced Residential Lending Patterns in St. Joseph County, Indiana, 1985–93

Zeynep Önder

Dissertation School: Cornell University

Dissertation Title: Public Policy Issues Related to FHA Financing: FHA Borrowers, FHA Loan Limit, and Homeownership

Nicolas O. Rockler

Dissertation School: Massachusetts Institute of Technology

Dissertation Title: Regional Economic Performance and Public Infrastructure Investment

Lisa Servon

Dissertation School: University of California, Berkeley

Dissertation Title: Reconstructing Urban Poverty Policy: Alternative Credit, Poverty Alleviation, and Economic Development in U.S. Inner Cities

Michael A. Stoll

Dissertation School: Massachusetts Institute of Technology

Dissertation Title: The Relative Importance of Space and Race in Urban Young Adult Labor Markets

Camille Zubrinsky Charles

Dissertation School: University of California, Los Angeles

Dissertation Title: I Have Always Wanted to Have a Neighbor, Just Like You: Race and Residential Segregation in the City of Angels

1995 Grantees**Sheila Crowley**

Dissertation School: Virginia Commonwealth University

Dissertation Title: A Constructivist Inquiry of the Interpretation of Federal Housing Policy In and Among Three Entitlement Jurisdictions

William H. Dozier

Dissertation School: Western Michigan University

Dissertation Title: The Role of Race in the Perpetuation of Inadequate Housing

Bradley R. Entner Wright

Dissertation School: University of Wisconsin-Madison

Dissertation Title: Pathways Off the Streets: Homeless People and Their Use of Resources

Eric Fure-Slocum

Dissertation School: University of Iowa

Dissertation Title: The Challenge of the Working-Class City: Recasting Growth Politics and Liberalism in Milwaukee, 1937-52

Karen J. Gibson

Dissertation School: University of California, Berkeley

Dissertation Title: Income, Race, and Space: A Comparative Analysis of the Effects of Poverty Concentration on White and Black Neighborhoods in the Detroit and Pittsburgh Metropolitan Areas

Ingrid Gould Ellen

Dissertation School: Harvard University

Dissertation Title: Sharing America's Neighborhoods: The Changing Prospects for Stable Racial Integration

Catherine Hill

Dissertation School: Rutgers, The State University of New Jersey

Dissertation Title: Re-Use of Former Military Bases: An Evaluation of Four Converted Naval Bases

Neil Kraus

Dissertation School: University at Albany, State University of New York

Dissertation Title: Race, Neighborhoods, and Community Power: Buffalo Politics, 1935–95

Theresa J. Mah

Dissertation School: University of Chicago

Dissertation Title: Buying Into the Middle Class: Residential Segregation and Racial Formation in the United States, 1920–64

Anthony Pennington-Cross

Dissertation School: The George Washington University

Dissertation Title: Simultaneous Equations Model of Metropolitan Area Development and Spatial Interaction

Jessica Pitt

Dissertation School: Cornell University

Dissertation Title: Towards Comprehensive Community Development Practices: The Responses of Community Development Corporations

Yodan Y. Rofo

Dissertation School: University of California, Berkeley

Dissertation Title: The Usefulness of “Neighborhood Experience Maps” As a Tool in City Planning and Urban Design

Donna Rubens

Dissertation School: State University of New York at Buffalo

Dissertation Title: An Ethnographic Case Study of the Organization of Care in a Transitional Housing Project for Pregnant and Parenting Teens: Program and Policy Implications

Thomas W. Sanchez

Dissertation School: Georgia Institute of Technology

Dissertation Title: Equity Implications and Impacts of Personal Transportation Benefits on Urban Form

1996 Grantees**Susan Baer**

Dissertation School: University of Maryland at College Park

Dissertation Title: Gentrification and the Role of Community Organizations in Preventing African-American Displacement

Victoria Basolo

Dissertation School: University of North Carolina at Chapel Hill

Dissertation Title: Housing Policy in the Local Political Economy: Understanding the Support for Affordable Housing Programs in Cities

Liesette N. Brunson

Dissertation School: University of Illinois at Urbana-Champaign

Dissertation Title: Resident Appropriation of Defensible Space in Public Housing: Implications for Safety and Community

Reid Cramer

Dissertation School: University of Texas at Austin

Dissertation Title: Local Economic Development Planning in Low-Income America: The Implementation of the Empowerment Zone and Enterprise Community Program

Dale A. Darrow

Dissertation School: University of Wisconsin–Milwaukee

Dissertation Title: An Analysis of the Demographic and Developmental Impacts of Central-City Rail Transit Stations

James R. Elliott

Dissertation School: University of Wisconsin–Madison

Dissertation Title: The Work of Cities: Underemployment and Urban Change in Late-Century America

Margaret Etukudo

Dissertation School: University of Illinois at Chicago

Dissertation Title: Analysis of Small and Microenterprise Programs: Implications for Urban Economic Development Policy

Hongmian Gong

Dissertation School: University of Georgia

Dissertation Title: Location Analysis of Business and Professional Services in U.S. Metropolitan Areas, 1977–92

Craig Gundersen

Dissertation School: University of California at Riverside

Dissertation Title: Direct Measures of Poverty and Well-Being: A Theoretical Framework and an Application to Housing Poverty in the United States

Seong Woo Lee

Dissertation School: University of Southern California

Dissertation Title: Models of Homeownership: Immigrants' Assimilation, Structural Type, and Metropolitan Contextual Effects on Homeownership Attainment

Atiya Mahmood

Dissertation School: University of Wisconsin–Milwaukee

Dissertation Title: Work and Home Boundaries: Socio-Spatial Analysis of Women's Live-Work Environments

Michael T. Maly

Dissertation School: Loyola University Chicago

Dissertation Title: Racial and Ethnic Diversity in Select U.S. Urban Neighborhoods, 1980 to 1990

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Dissertation School: University of Wisconsin–Madison

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Dissertation School: University of Wisconsin–Milwaukee

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Dissertation Title: Racial Differences in Housing Search Behavior

Cecilia Castelino

Dissertation School: City University of New York Graduate Center

Dissertation Title: Staying Put and Evicting the Batterer: Institutional and Non-Institutional Strategies Some Battered Women Use

Karen Chapple

Dissertation School: University of California, Berkeley

Dissertation Title: Paths to Employment: The Role of Social Networks and Space for Women on Welfare in San Francisco

Kathryn M. Doherty

Dissertation School: University of Maryland at College Park

Dissertation Title: Emerging Patterns of Housing, Community, and Local Governance: The Case of Private Homeowners Associations

Larissa Larsen

Dissertation School: University of Illinois at Urbana-Champaign

Dissertation Title: A Comparison of Chicago's Scattered Site and Aggregate Public Housing Residents' Psychological Self-Evaluations

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Dissertation School: Case Western Reserve University

Dissertation Title: Welfare-to-Work Transition With Public Housing Residents: Applications of the Transtheoretical Model

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Dissertation School: Columbia University

Dissertation Title: A New Understanding of Our Nation's Rising Homeless Rates and Low-Rent Housing Vacancy Rates

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Dissertation School: Princeton University

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Dissertation School: George Mason University

Dissertation Title: The Role of Practitioner Networks in the Successful Diffusion and Implementation of Policy Innovations: Lessons From Enterprise Zone Experiences

Vera Prosper

Dissertation School: University at Albany, State University of New York

Dissertation Title: Tenant Aging in Public and Publicly Assisted Multifamily Housing and Its Public Policy Implications for Housing and Long-Term Care

Robert Self

Dissertation School: University of Washington

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Kala Seetharam Sridhar

Dissertation School: The Ohio State University

Dissertation Title: Urban Economic Development in America: Evidence From Enterprise Zones

Patricia Stern Smallacombe

Dissertation School: University of Pennsylvania

Dissertation Title: Why Do They Stay? Rootedness and Isolation in an Inner-City White Neighborhood

Scott Susin

Dissertation School: University of California, Berkeley

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Dissertation School: American University

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John Wesley Edwards

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Rachel Garshick Kleit

Dissertation School: University of North Carolina at Chapel Hill

Dissertation Title: Housing, Social Networks, and Access to Opportunity: The Impact of Living in Scattered-Site and Clustered Public Housing

Laura E. Harris

Dissertation School: University at Albany, State University of New York

Dissertation Title: A Home Is More Than Just a House: A Spatial Analysis of Affordable Housing in Metropolitan America

Edward J. Jepson, Jr.

Dissertation School: University of Wisconsin-Madison

Dissertation Title: The Meaning of Ecosystem Theory to the Planning Profession—An Interpretation and Analysis of Sustainability

Nicole Marwell

Dissertation School: University of Chicago

Dissertation Title: Social Networks and Social Capital as Resources for Neighborhood Revitalization: Volume One and Two

Ellen A. Merry

Dissertation School: University of Virginia

Dissertation Title: The Effect of the Mortgage Interest Deduction on Mortgage Debt and Housing Demand

Gabriella Modan

Dissertation School: Georgetown University

Dissertation Title: The Struggle for Neighborhood Identity: Discursive Constructions of Identity and Place in a U.S. Multiethnic Neighborhood

Kristopher Rengert

Dissertation School: Rutgers, The State University of New Jersey

Dissertation Title: The Effect of Minority Ownership of Financial Institutions on Mortgage Lending to Minority and Lower Income Home Seekers: A Cross-Section and Time-Series Analysis

Julia Sass Rubin

Dissertation School: Harvard University

Dissertation Title: Exploring the Origins and Behavior of Organizations Operating on the Institutional Cusp: The Case of Community Development Venture Capital

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Dissertation Title: Do Community Reinvestment Act Agreements Work?

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Daniele Bondonio

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Dissertation Title: Do Geographically Targeted Development Incentives Revitalize Communities? Evidence From the State Enterprise Zone Programs

Sherri Lawson Clark

Dissertation School: American University

Dissertation Title: Policy, Perceptions, and Place: An Ethnography of the Complexities of Implementing a Federal Housing Program

Kelly J. Clifton

Dissertation School: University of Texas at Austin

Dissertation Title: Local Access, Non-Work Travel, and Survival Tactics In Low-Income Neighborhoods

Sarah S. Gardner

Dissertation School: City University of New York

Dissertation Title: Green Visions for Brownfields: Policy Coalitions for Urban Redevelopment

Roger B. Hammer

Dissertation School: University of Wisconsin–Madison

Dissertation Title: The Geography of Residential and Employment Inequality: Workplace and Home Place in Urban Space

Lezlee Hinesmon-Matthews

Dissertation School: University of California, Los Angeles

Dissertation Title: Faith-Based Versus Secular Approaches to Community Development in African-American Communities: The Case of Los Angeles

Jerome Hodos

Dissertation School: University of Pennsylvania

Dissertation Title: Second Cities: Globalization, Institutions, and Political Culture in Struggling Regions

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Dissertation School: City University of New York

Dissertation Title: Local Politics and Housing Vouchers

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Dissertation School: University of North Carolina at Chapel Hill

Dissertation Title: Mobilization as a Response to Risk Perceptions and Declines in Housing Values in Communities Around Superfund Sites

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Dissertation School: University at Albany, State University of New York

Dissertation Title: Pulpits and Policy: The Politics of Black Church-Based Community Development in New York City, 1980–2000

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Dissertation Title: The Incorporation of Peripheral Areas in Metropolises Undergoing Restructuring

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Dissertation Title: Faith-/Community-Based Organizations and the Political Process Model: Social Mobilization as an Explanation for Member Participation in Community Building

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Dissertation School: Rutgers, The State University of New Jersey

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2001 Grantees**Jennifer Altman**

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Dissertation Title: Achieving the American Dream? A Longitudinal Analysis of the Homeownership Experiences of Low-Income Families

Jibum Kim

Dissertation School: University of Chicago

Dissertation Title: Community Context and the Lives of Korean-American Immigrant Elderly

Richard W. McConaghy

Dissertation School: University of Massachusetts at Boston

Dissertation Title: Mortality, Moveout, and Refinancing as Factors in HECM Reverse Mortgage Payoffs

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Dissertation School: North Carolina State University

Dissertation Title: The Role of Regional Industry Clusters in Urban Economic Development: An Analysis of Process and Performance

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Dissertation School: Northwestern University

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Dissertation School: Cornell University

Dissertation Title: Rising Tide, Sinking Boats: The Consequences of Economic Restructuring and Racial Segregation for Connecticut's Inner-City Poor

Kai A. Schafft

Dissertation School: Cornell University

Dissertation Title: Tracking Incidence of Residential Mobility Among Poor Families in Upstate New York Through Public School Enrollments: Economic Change, Housing Insecurity, and "Poverty Migration"

Susan Thering

Dissertation School: State University of New York

Dissertation Title: Documenting the Community Capacity-Building Benefits of Public Participation in Community Design and Planning and Developing Indicators of Community Capacity

Zhong Yi Tong

Dissertation School: University of Maryland at College Park

Dissertation Title: The Impact of Targeted Homeownership Tax Credit Program: Evidence From Washington, D.C.

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Dissertation School: University of Michigan

Dissertation Title: New Models for Future Retirement: A Study of College-/University-Linked Retirement Communities

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Dissertation School: University of North Carolina at Chapel Hill

Dissertation Title: Achieving The American Dream: The Impact of Homeownership on Opportunity for Low- and Moderate-Income Individuals

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Dissertation Title: Fragmentation, Sprawl, and Economic Development: An Analysis of 331 Metropolitan Areas in the United States

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Dissertation Title: Advantage or Disadvantage? The Changing Institutional Landscape of Central-City Mortgage Markets

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Dissertation School: Brandeis University

Dissertation Title: Congress, Problems Definition, and Inattentive Publics: An Analysis of Disability Policymaking for Alcoholics and Drug Addicts

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Dissertation School: University of California, Irvine

Dissertation Title: The Use of Redevelopment Housing Set-Aside Funds in Southern California: A New Look at Cities and Redistributive Spending

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Dissertation Title: Residential Redevelopment of Brownfields—Is Human Health Being Protected?

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Dissertation Title: Building Los Angeles: Urban Housing in the Suburban Metropolis, 1900–36

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Dissertation Title: Understanding the Role of Social Capital in the Production of Affordable Housing in Orange County, California

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Dissertation Title: From Neighborhood to Global: Community-Based Regionalism and Shifting Concepts of Place in Community and Regional Development

Deirdre A. Oakley

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Dissertation Title: Fallacies of the American Welfare State: The Enduring Response of Community- and Faith-Based Organizations—Homeless Shelters and Relief Services in New York City During the 1920s and 1990s

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Dissertation School: University of California, Santa Barbara

Dissertation Title: Documenting the Use of Vehicles as Housing: Towards a More Permanent Solution

Mark T. Wright

Dissertation School: University of Louisville

Dissertation Title: Low-Income Housing Tax Credits: Comparing Nonprofit Versus For-Profit Developments in Terms of Cost and Quality

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Alexandra M. Curley

Dissertation School: Boston University

Dissertation Title: HOPE and Housing: The Effects of Relocation on Movers’ Economic Stability, Social Networks, and Health

Zaire Dinzey-Flores

Dissertation School: University of Michigan

Dissertation Title: Fighting Crime, Constructing Segregation: Crime, Housing Policy, and the Social Brands of Puerto Rican Neighborhoods

Robert P. Fairbanks II

Dissertation School: University of Pennsylvania

Dissertation Title: Communal Re-Appropriation of Blighted Spaces: Governmentality and the Politics of Everyday Life in the Kensington Recovery House Movement

Martin Farnham

Dissertation School: University of Michigan

Dissertation Title: Essays in Taxation, Aging, and Residential Location

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Dissertation School: Pennsylvania State University

Dissertation Title: Urban Mosaics: Multiracial Diversity and Segregation in the American Metropolis

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Dissertation School: Massachusetts Institute of Technology

Dissertation Title: Ways of Contending: Community Organizing and Development in Neighborhood Context

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Dissertation School: Washington University

Dissertation Title: IDAs for Housing Policy: Analysis of Savings Outcomes and Racial Differences

Derek S. Hyra

Dissertation School: University of Chicago

Dissertation Title: Race, Politics, and Neighborhood Revitalization: The Economic Transformation of Harlem and Bronzeville

Tatjana Meschede

Dissertation School: University of Massachusetts Boston

Dissertation Title: Bridges and Barriers to Housing for Homeless Street Dwellers: The Impact of Health and Substance Abuse Services on Housing Attainment

Juris Milestone

Dissertation School: Temple University

Dissertation Title: Universities, Cities, Design, and Development: An Anthropology of Aesthetic Expertise

Joseph B. Nichols

Dissertation School: University of Maryland at College Park

Dissertation Title: Mortgage Contracts and the Definition Of and Demand For Housing Wealth

Martha Trenna Valado

Dissertation School: University of Arizona

Dissertation Title: Factors Affecting Homeless People's Perception and Use of Urban Space

Oswaldo Urdapilleta

Dissertation School: University of North Carolina at Chapel Hill

Dissertation Title: A Policy Model of Multiple Safety Net Program Participation and Labor Supply

Qingfang Wang

Dissertation School: University of Georgia

Dissertation Title: Geographic Perspectives on Ethnic Labor Market Segmentation in the United States

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Lisa K. Bates

Dissertation School: University of North Carolina at Chapel Hill

Dissertation Title: A Housing Submarket Approach to Neighborhood Revitalization Planning: Theoretical Considerations and Empirical Justifications

Gregory S. Burge

Dissertation School: Florida State University

Dissertation Title: A Theoretical and Empirical Investigation of the Effects of Impact Fees on the Affordability of Starter Homes

George R. Carter III

Dissertation School: University of Michigan

Dissertation Title: From Exclusion to Destitution: Race, Affordable Housing, and Homelessness

Kristen B. Crossney

Dissertation School: Rutgers, The State University of New Jersey

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Matthew Cuddy

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Yan Y. Lee

Dissertation School: University of California, Los Angeles

Dissertation Title: Government Intervention in Mortgage Credit Markets: Increases in Lending to Minority and Low-Income Communities, Reductions in Neighborhood Crime From Homeownership, and Potential Efficiency Gains for Banks From Regulation

Michael McQuarrie

Dissertation School: New York University

Dissertation Title: From Backyard Revolution to Neoliberalism: Community Development, Civil Society, and the American Third Way

Criseida Navarro-Diaz

Dissertation School: Massachusetts Institute of Technology

Dissertation Title: Economic Advancement or Social Exclusion? Less-Educated Workers, Costs-of-Living, and Migration in High-Tech Regions

Pamela Ann Rogers

Dissertation School: University of Texas at Austin

Dissertation Title: Intraurban Mobility Patterns of Mexican Immigrants in Emerging Gateways

Sapna Swaroop

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Dissertation Title: The Social Consequences of Racial Residential Integration

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Dissertation Title: Citizen Participation in U.S. Department of Housing and Urban Development Programs: From the Great Society to the New Federalism

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Dissertation Title: Redlining Revisited: Spatial Dependence and Neighborhood Effects in Mortgage Lending

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Shirley Y. Chao

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Dissertation Title: Optimizing Food and Nutrition Services in Assisted Living Facilities for Older Adults: The FANCI (Food And Nutrition Care Indicators) Study

Scott E. Davis

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Dissertation Title: A Structural Model of the Effects of Housing Vouchers on Housing Consumption and Labor Supply

Keri-Nicole Dillman

Dissertation School: New York University

Dissertation Title: Ownership and Outcomes: Investigating Nonprofit and For-Profit Subsidized Housing Developers

Nicole Esparza

Dissertation School: Princeton University

Dissertation Title: Shelters, Soup Kitchens, and Supportive Housing: An Open Systems Analysis of the Field of Homeless Assistance Organizations

Catherine Fennell

Dissertation School: University of Chicago

Dissertation Title: The Last Project Standing: Building an Ethics for a City Without Public Housing

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Jane Rongerude

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Dissertation Title: Guarding the Town Walls: Mechanisms and Motives for Restricting Multifamily Housing in Massachusetts

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Dissertation Title: Beyond School Walls: The Politics of Community and Place in Two Philadelphia Neighborhoods

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Dissertation School: The Ohio State University

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Dissertation School: Massachusetts Institute of Technology

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Dissertation School: Princeton University

Dissertation Title: Valuing Property: Eminent Domain for Urban Redevelopment, Philadelphia 1992–2007

Matthew Desmond

Dissertation School: University of Wisconsin–Madison

Dissertation Title: Eviction and the Reproduction of Poverty

Yongjun Shin

Dissertation School: University of Wisconsin–Madison

Dissertation Title: Communication Ecology and Urban Politics: The Case of Local Low-Income Housing Policy

Diana L. Karafin

Dissertation School: The Ohio State University

Dissertation Title: Racial and Ethnic Integration in U.S. Metropolitan Neighborhoods: Patterns, Complexities, and Consequences

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Endnotes

¹ The DDRG program was not funded in fiscal year 2006.

² OUP staff compiled the full results of this informal assessment into a searchable DDRG profile database, which is accessible at http://www.oup.org/ddrg/ddrg_profilesearch.asp.

³ To learn more about *Cityscape* and to download copies, please visit <http://www.huduser.org/portal/periodicals/cityscape.html>.

⁴ *Cityscape*, Volume 7, Number 1, "Office of University Partnerships Special Edition: A Survey of Current Academic Research on Housing Community Development Issues," can be found at <http://www.huduser.org/periodicals/cityscape/vol7num1/index.html>, accessed January 10, 2013.

⁵ *Cityscape* Volume 13, Number 1, "Discovering Homelessness," can be found at <http://www.huduser.org/portal/periodicals/cityscape/vol13num1/index.html>, accessed January 10, 2013.

⁶ Information pertaining to this Empowerment Series event was collected from the as-yet unpublished manuscript related to this event.

⁷ Information on Dr. Zhong Yi Tong collected from the DDRG Profile Database, http://oup.org/ddrg/ddrg_profile.asp?dprofileID=17&dtopic=5&intPageno=1&sltTLetter=&sltAletter=T&sltTopic=, accessed January 13, 2013.

⁸ Information on Dr. Vera Prosper collected from the DDRG Profile Database, http://oup.org/ddrg/ddrg_profile.asp?dprofileID=78&dtopic=5&intPageno=1&sltTLetter=&sltAletter=P&sltTopic=, accessed January 13, 2013. Additional information on Dr. Prosper collected from *Research in Focus*, Volume 1, Issue 2, <http://oup.org/files/pubs/newsletter/RIF1-2.pdf>, accessed January 13, 2013.

⁹ Information on Dr. Shirley Y. Chao collected from the DDRG Profile Database, http://www.oup.org/ddrg/ddrg_profile.asp?dprofileID=109&dtopic=7&intPageno=1&sltTLetter=&sltAletter=C&sltTopic=, accessed January 13, 2013.

¹⁰ Information on Dr. Sandra Edmonds Crewe collected from the DDRG Profile Database, http://oup.org/ddrg/ddrg_profile.asp?dprofileID=2&dtopic=5&intPageno=1&sltTLetter=&sltAletter=E&sltTopic=, accessed January 13, 2013. Additional information on Dr. Crewe collected from the Howard University School of Social Work biography, <http://www.howard.edu/schoolsocialwork/sw/Crewe.htm>, accessed January 13, 2013.

¹¹ For more information on the Brookings Institution, please visit <http://www.brookings.edu>.

¹² For more information on LISC, please visit <http://www.lisc.org>.

¹³ For more information on the Urban Institute, please visit <http://www.urban.org>.

¹⁴ Information on Dr. Ingrid Gould Ellen collected from the DDRG Profile Database, http://www.oup.org/ddrg/ddrg_profile.asp?dprofileID=7&dtopic=2&intPageno=1&sltTLetter=&sltAletter=G&sltTopic=, accessed January 13, 2013.

¹⁵ Information on Dr. Derek S. Hyra collected from the DDRG Profile Database, http://oup.org/ddrg/ddrg_profile.asp?dprofileID=48&dtopic=3&intPageno=1&sltTLetter=&sltAletter=H&sltTopic=, accessed January 13, 2013.

¹⁶ Information on Dr. Scott Susin collected from the DDRG Profile Database, http://oup.org/ddrg/ddrg_profile.asp?dprofileID=12&dtopic=5&intPageno=2&sltTLetter=&sltAletter=S&sltTopic=, accessed January 13, 2013.

¹⁷ For more information on the National Housing Trust Fund, please visit http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/affordablehousing/programs/home/htf.

¹⁸ Information on Dr. Sheila Crowley collected from the DDRG Profile Database, http://oup.org/ddrg/ddrg_profile.asp?dprofileID=6&dtopic=5&intPageno=2&sltTLetter=&sltAletter=C&sltTopic=, accessed January 13, 2013.

¹⁹ For more information on C2ER, please visit <http://www.c2er.org>.

²⁰ Information on Dr. Kenneth E. Poole collected from the DDRG Profile Database, http://oup.org/ddrg/ddrg_profile.asp?dprofileID=59&dtopic=3&intPageno=1&sltTLetter=&sltAletter=P&sltTopic=, accessed January 13, 2013. Additional information on Dr. Poole collected from the CREC Web site, <http://creconline.org/staffDetail.asp?Id=2>, accessed January 13, 2013.

²¹ Information on Dr. Judith Grant Long collected from the DDRG Profile Database, http://www.oup.org/ddrg/ddrg_profile.asp?dprofileID=15&dtopic=3&intPageno=1&sltTLetter=&sltAletter=G&sltTopic=, accessed January 14, 2013. Additional information on Dr. Long collected from the Harvard Graduate School of Design Web site, <http://www.gsd.harvard.edu/people/judith-grant-long.html>, accessed January 14, 2013.

²² Information on Dr. Thomas W. Sanchez collected from the DDRG Profile Database, http://www.oup.org/ddrg/ddrg_profile.asp?dprofileID=134&dtopic=6&intPageno=1&sltTLetter=&sltAletter=S&sltTopic=, accessed January 14, 2013. Additional information on Dr. Sanchez collected from the Virginia Tech School of Public and International Affairs Web site, <http://www.spia.vt.edu/people/spiafacultybios/sanchezspiabio.html>, accessed January 14, 2013.

²³ *Building the Organizations That Build Communities: Strengthening the Capacity of Faith- and Community-Based Development Organizations* can be found online at <http://www.huduser.org/portal/publications/commdevl/buildOrgComms.html>, accessed January 14, 2013.

²⁴ Information on Dr. Michael Leo Owens collected from the DDRG Profile Database, http://www.oup.org/ddrg/ddrg_profile.asp?dprofileID=86&dtopic=1&intPageno=1&sltTLetter=&sltAletter=O&sltTopic=, accessed January 14, 2013. Additional information on Dr. Owens collected from the Emory University Web site, <http://polisci.emory.edu/home/people/owens.html>, accessed January 14, 2013.

²⁵ Information on Dr. Kristie A. Thomas collected from the DDRG Profile Database, http://www.oup.org/ddrg/ddrg_profile.asp?dprofileID=139&dtopic=5&intPageno=1&sltTLetter=&sltAletter=T&sltTopic=, accessed January 14, 2013. Additional information on Dr. Thomas collected from the Simmons College School of Social Work Web site, <http://simmons.edu/ssw/about/faculty/thomas.php>, accessed January 14, 2013.

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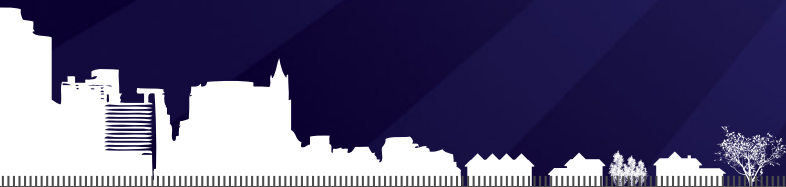
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